Bk 22

BOOK 7414 PAGE 865

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 87

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Lanh Thi Nguyen	Meritor Mortgage Corporation-East	60-3-129
(NAME)	(NAME)	
156 Oak Valley Drive	760 West Sproul Road	12DZ-43295
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Springfield, PA 19064	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margie Carol Derryberry, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Lanh Thi Nguyen, Unmarried~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of Section One, Oak Park Subdivision, of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 18 fronts 100.0 feet on the southerly margin of Oak Valley Drive and extends back 147.39 feet on the westerly line and 144.0 feet on the easterly line to a dead line in the rear, measuring 100.14 feet thereon.

Being the same property conveyed to James Murphy Derryberry, Jr. and wife, Margie C. Derryberry by deed from Oak Park Developers, Inc. of record in Book 4223, page 306, Register's Office for Davidson County, Tennessee. The parties having since divorced. Subject property was awarded to Margie Carol Derryberry by Final Decree of record in Book 5408, page 671, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 3821, page 343; Book 3864, page 82; and Book 3865, page 403, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6804, page 298, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is to certify that Margie Carol Derryberry and Margie C. Derryberry are one in the same person.

This is unimproved ( ) improved (XX) property, know as ~~156 Oak Valley Drive, Nashville, TN 37207~~ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~her~~ hand this ~~25th~~ day of ~~November~~, 19 ~~87~~

Margie Carol Derryberry

Margie Carol Derryberry

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margie Carol Derryberry

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 1987.

Commission expires November 10, 1991

* or proved to me on the basis of satisfactory evidence.

_____
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me,_____, a Notary Public within and for the State and County aforesaid, personally appeared_____ and_____with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the_____ and_____respectively of the_____ the within named bargainor, a corporation, and that (he) (they) as such_____ and_____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said_____ as such_____, and attesting the same by the said_____ as such_____.

Witness my hand and official seal at office at_____on this the_____ day of_____, 19_____.

My commission expires_____

* or proved to be on the basis of satisfactory evidence.

_____
Notary Public

WARRANTY DEED

FROM
Margie Carol Derryberry,
Unmarried

TO
Lanh Thi Nguyen, Unmarried

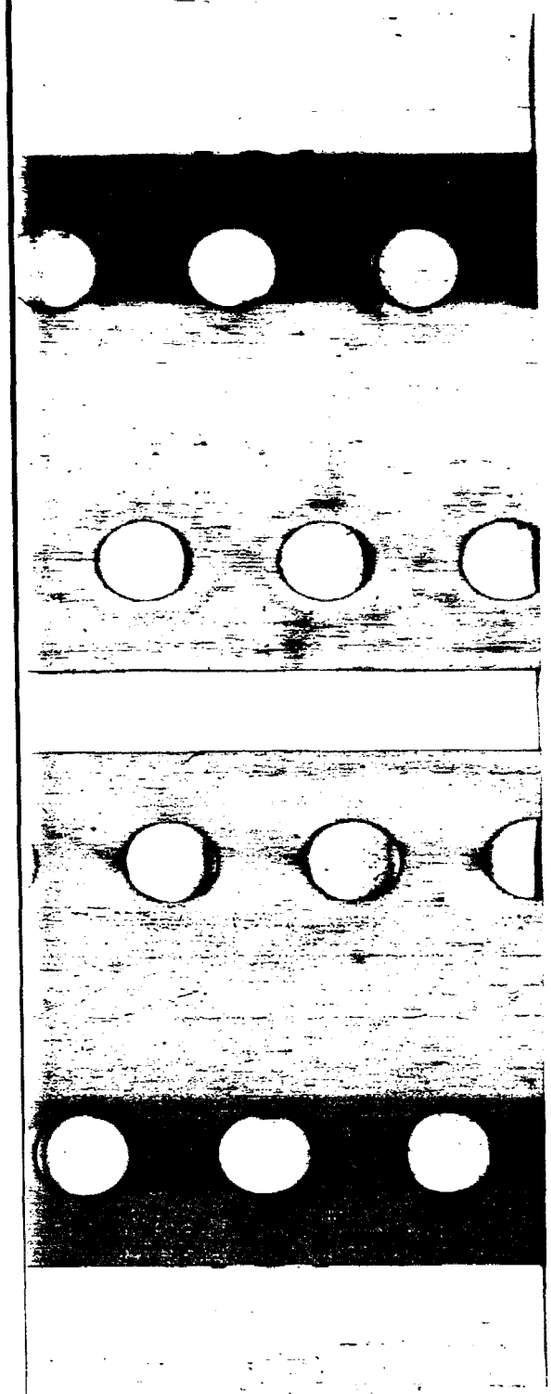
IDENTIFICATION REFERENCE

86559

DEC 1 2 12 PM '87

DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

63500.00- CAMT.
177.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.30-
7322A12/01/67 BAL .30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8655.9

IDENTIFICATION REFERENCE

DEC 1 2 12 PM '67

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 40402